



Somerville Redevelopment Authority

Philip Ercolini, Chair
Iwona Bonney, Secretary
Ben Ewen-Campen
William Gage
Emily Hedeman
Patrick McCormick
Christine Stone

Meeting Minutes

Location: Virtual meeting via GoToWebinar

Date: April 21, 2021

Time: The meeting started at 5:31 pm

Attendance

SRA Members Present: Iwona Bonney, Ben Ewen-Campen, William Gage, Patrick McCormick, Christine Stone, Phil Ercolini (Chair)

SRA Members Absent: Emily Hedeman

Staff Present: Eileen McGettigan (Special Counsel), Tom Galligani (Director of Economic Development)

Documents and Other Exhibits Used at the Meeting

- Comments of Clr. Niedergang regarding SRA-Council MOA

Agenda Items

1. Approval of the March 17, 2021 meeting and March 21, 2021

- Ms. Bonney motioned to approve the minutes, which was seconded by Mr. Gage. The minutes were approved by a roll call vote, unanimously, by all present members.

2. Public comments

- No comments

3. Winter Hill Urban Renewal Update

- Mr. Galligani mentioned that last week the City Council Housing and Community Development Committee recommended approval of the Plan. Presumably, the Plan will be approved at the next full council meeting, this coming Thursday at 7:00 pm.
- Ms. McGettigan confirmed that all members had received Councilor Niedergang's comments relating to the MOA.

4. Union Square Update

- Mr. Galligani explained that the Master Developer, US2, will be obtaining a building permit next week for the residential building located on parcel D2.2 and D2.3. Also, within the next few weeks US2 will submit a building permit application for the lab building located on parcel D2.1, at the corner of Somerville and Prospect. They are anticipating groundbreaking in June or July.
- Mr. Ercolini mentioned the news that the Union Square Station will be opening in December. Mr. McCormick asked whether the station might open before December. Mr. Galligani explained there is a chance the station will open sooner than expected, and that testing may start soon.
- Ms. Stone asked about the groundbreaking. Mr. Galligani stated that US2's groundbreaking will be for the entire site. He said that a groundbreaking ceremony will take place in some form, virtual or in person, depending on COVID protocols.

5. Assembly Square Update

- Mr. Galligani mentioned that the planning process for the Assembly Square Neighborhood Plan continues. Federal Realty is busy trying to get businesses to reopen, and they are planning summer activities to attract more visitors.

6. 90 Washington Demonstration Plan Update

- There was a public meeting on March 31, 2021 hosted by the Capital Projects team to talk about the public safety building. The team asked the public what they would like to see on the site and their concerns about the project at this predevelopment stage.
- Mr. Ewen-Campen mentioned that residents have asked about the possibility of having mixed-used affordable housing units on top of the public safety building, something that has been done in other cities. Mr. Ewen-Campen asked if something like this would be possible from a legal perspective.
- Mr. Galligani explained that the focus so far is the public safety building itself and to try to consolidate that facility into the smallest footprint possible. The smaller the footprint the taller the building can become.
- Mr. Ercolini asked about the SJC case related to demonstration project plan. Ms. McGettigan replied that a decision has not yet issued, and once there is a decision, she will share it with the members.

7. Other Business Not Reasonably Anticipated by the Chair

- Ms. McGettigan asked the SRA members to complete the conflict of interest training.

8. **Next Meeting:** May 19, 2021 at 5:30 PM. Location: Virtual Meeting- Software GotoWebinar

9. **Meeting Adjournment**

- The meeting was adjourned at 5:49 pm.